

PUBLIC WORKS COMPONENT

GENERAL POLICIES

The County will:

2.1 Development Review of Public Works

After certification of the LCP, require a coastal development permit from any public utility, government agency or special district wishing to undertake any development in the Coastal Zone, with the exceptions of State Universities and colleges and development on public trust lands or tidelands as described in Section 30519(b) of the California Coastal Act.

2.2 Definition of Public Works

Define public works as:

- (1) All production, storage, transmission and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.
- (2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads and mass transit facilities and stations, bridges, trolley wires and other related facilities.
- (3) All publicly financed recreational facilities and any development by a special district.
- (4) All community college facilities.

2.3 Definition of Special District

Define a special district as any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special Districts" include, but are not limited to, a County service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax or fee will be levied to pay for a service or improvement benefiting the area.

2.4 Ordinance Conformity

As a condition of permit approval, special districts, public utilities and other government agencies shall conform to the County's zoning ordinance and the policies of the Local Coastal Plan.

2.5 Review of Public Works Projects

- a. Require implementation in the Coastal Zone of Section 65401, 65402 and 65403 of the Government Code which require all governmental bodies, including special districts, to submit to the Planning agency a list of the proposed public works recommended for planning or construction during the ensuing fiscal year. Require in the Coastal Zone that State agencies also fulfill this requirement. Require that the Planning Commission review these lists for conformance with the Local Coastal Plan.
- b. Require that each governmental body in the Coastal Zone, including special districts and State agencies, prepare five (5) year Capital Improvement Programs as allowed by Section 65403 of the Government Code. Require that the Planning Commission review these Capital Improvement Programs for conformance with the Local Coastal Plan.

2.6 Capacity Limits

Limit development or expansion of public works facilities to a capacity which does not exceed that needed to serve buildout of the Land Use Plan.

2.7 Phased Development of Public Works Facilities

Require the phased development of public works facilities in order to insure that permitted public works capacities are limited to serving needs generated by development which is consistent with the Local Coastal Plan policies.

2.8 Reservation of Capacity for Priority Land Uses

- a. Reserve public works capacity for land uses given priority by the Local Coastal Plan (coastal dependent land uses, essential public services and basic industries, public recreation, commercial recreation, visitor-serving land uses).
- b. For each public works development phase, reserve capacity adequate to allow priority land uses to develop to the buildout allowed by that phase.
- c. Under the following circumstances, allow public agencies and utilities to re-allocate capacity to non-priority land uses: (1) when landowners refuse to pay the assessment fees for public services to serve priority land uses because they desire to keep their land vacant or develop a non-priority land use allowed on the site by the Local Coastal Plan, and, (2) when a landowner, in response to a written inquiry by a public agency or utility, indicates in writing that he/she does not plan to develop his/her land as a priority land use and will not be using any reserved capacity during a certain phase. The public agency or utility shall calculate the capacity needed to serve the remaining priority land uses. Reserved capacity that is not required for the remaining priority land uses may be re-allocated to non-priority land uses after the public agency has

gained the approval of the Planning Commission. Before approving the re-allocation, the Planning Commission shall make the finding, in writing, that the remaining reserved capacity will be adequate to serve the remaining priority land uses. The reservation of capacity for priority land uses shall be increased during the next phase to compensate priority land uses for this re-allocation. At least 50% of the priority land uses planned in each phase must be provided capacity for, that capacity may not be allocated to the next phase.

2.9 Phase I Capacity Limits

Based the first phase capacity of public works facilities on documentable and short-term need (approximately 20 years or less) consistent with the Local Coastal Plan. Monitor the needs of existing land uses and use these results and the existing and probable future capacity of related public works and services to document the need.

2.10 Growth Management

After Phase I sewer and substantial water supply facilities have both been provided, limit building permits for the construction of non-priority residential land uses in the Mid-Coast in accordance with the policies of the Locating and Planning New Development Component.

2.11 Monitoring of Phase I

- a. Require that public agencies, utilities or special districts monitor the needs of land uses for public works capacity during Phase I.
- b. Notify affected public agencies, utilities and special districts of the requirements for monitoring included in this Plan.

2.12 Timing and Capacity of Later Phases

- a. Use the results of Phase I monitoring to determine the timing and capacity of later phase(s).
- b. Guide timing by allowing later phase(s) to begin when Phase I capacity has been or will be consumed within the time period required to construct additional capacity.
- c. Establish the capacity by: (1) estimating the capacity needed to serve the land use plan at buildout, (2) considering the availability of related public works to establish whether capacity increases would overburden the existing and probable future capacity of other public works and (3) considering the availability of funds.
- d. Require every phase to go through the development review process.

2.13 Coordination with the City of Half Moon Bay

Coordinate with the City of Half Moon Bay's certified Local Coastal Plan to take into consideration the policies of the City's LCP when determin-

ing: (1) Phase I sewer capacity and (2) when and how much to increase the capacity of all public works facilities after Phase I.

2.14 Establishing Service Area Boundaries

- a. Confine urban level services provided by governmental agencies, special districts and public utilities to urban areas, rural service centers and rural residential areas established by the Local Coastal Plan.
- b. Redraft the boundaries of special districts or public utilities providing urban level services to correspond to the boundaries of urban areas, rural service centers and rural residential areas established by the Local Coastal Plan.
- c. Allow exceptions to the above when all alternatives have been fully explored and a special district or public utility is required to maintain some rural land within their boundaries in order to continue or establish a service to their customers which is (1) consistent with the policies of the Local Coastal Plan, (2) maintains the rural nature of undeveloped areas, particularly the use and productivity of agricultural land, (3) maintains the present level of service to existing users in undeveloped areas, and (4) where an illegal situation or great hardship would be created by detachment from a special district or public utility.
- d. Require, when a special district or public agencies maintains rural lands within their boundaries that the special district or public agency divide the districts into rural and urban zones. Make boundaries of the urban zone, where urban level services are provided, correspond to the boundaries of urban areas and rural service centers established by the Local Coastal Program. Include the rest of the district in the rural zone. Restrict the activities in rural zones to those which are consistent with the maintenance of the rural nature of the area and all other policies of the Local Coastal Program. Lower the user costs in the rural zone to reflect the lower level of service and minimize growth inducement.

2.15 New or Expanded Special Districts

Allow the formation or expansion of special districts only when assessment for, and provision of, this service would not allow new development or uses inconsistent with the Local Coastal Plan.

SEWERS

The County will:

2.16 Phase I Capacity Limits

For Phase I, limit the aerator, clarifier and outfall capacity of Sewer Authority Mid-Coast (SAM) joint treatment plant facilities and pump stations to average dry weather flows (adwf) of 2.0 million gallons per day (mgd).

2.17 Monitoring of Phase I

Require that the Sewer Authority Mid-Coastside (SAM or its member agencies) monitor: (1) the actual amount of sewage generation by land use, particularly non-residential, and (2) the rate of growth of new development. Require them to submit an annual data report to the County summarizing the results of this monitoring.

2.18 Timing and Capacity of Later Phases

- a. Use the results of Phase I monitoring to determine the timing and capacity of later phase(s).
- b. Guide timing by allowing later phase(s) to begin when Phase I capacity has been consumed or will be consumed within the time period required to construct additional sewage treatment capacity.
- c. Establish the capacity by: (1) estimating the sewage treatment capacity needed to serve the land use plan at buildout, (2) considering the availability of related public works and whether expansion of the sewage treatment capacity would overburden the existing and probable future capacity of other public works and (3) considering the availability of funds.

2.19 Phase I Capacity Allocations

- a. Require, as a condition of permit approval, that the Phase I capacity be allocated as follows: (1) .6 mgd adwf to the Granada Sanitary District and (2) .4 mgd adwf to the Montara Sanitary District until the City of Half Moon Bay's Local Coastal Plan is certified.
- b. After certification of the City of Half Moon Bay's Local Coastal Plan, and receipt from the City the information requested in 2.19(f), the allocations in 2.19(a) shall be amended so that capacity is allocated among the member agencies in proportion to the member agencies' respective service needs as identified in both the County and City certified Local Coastal Programs.
- c. Service need shall be defined as the ultimate need for sewage treatment capacity required to implement the buildout of the entire Land Use Plan portion of the City and County Local Coastal Programs.
- d. Need for the Granada and Montara Sanitary Districts shall be as shown on Tables 2.3 and 2.4 as amended to reflect changes in the Land Use Plan since they were prepared.
- e. Amend Tables 2.3 and 2.4 whenever all amendments to the certified Land Use Plan which affect these tables are approved by the Coastal Commission.
- f. Request the City of Half Moon Bay to submit information to the County on the: (1) population, dwelling units and acreages of non-

residential land uses permitted at buildout of their land use plan and (2) sewage generation factors used to estimate need for sewage treatment capacity at buildout.

- g. Allow consideration of amendments to the sewage treatment allocations whenever an amendment to the certified City or County Local Coastal Programs is approved by the Coastal Commission.

2.20 Annexation

Recommend that the City of Half Moon Bay detach incorporated areas from the Granada Sanitary District and include these areas in their allocation.

2.21 Reservation of Capacity for Priority Land Uses

- a. Reserve sewage treatment capacity for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.7. Amend this table to reflect all changes in the Land Use Plan which affect these priority land uses.
- b. For each phase of sewage treatment facility development, reserve capacity adequate to allow each priority land use to develop to the percent of buildout allowed by the phase.
- c. Allow capacity to be re-allocated to non-priority land uses in accordance with Policy 2.8.

2.22 Establishing Service Area Boundaries

- a. Require, as a condition of granting a permit for expansion of sewage treatment facilities, that sanitary sewer connections be limited to the urban areas and rural residential areas as shown on the LCP Land Use Map. Exclude property located outside the urban boundary and rural residential areas from assessment for sewage treatment facilities by SAM or its member agencies.
- b. Allow SAM to supply reclaimed wastewater to areas outside service areas.
- c. Begin transferring responsibility for septic tank monitoring in the rural areas of the Montara and Granada Sanitary Districts to the County Environmental Health Division or some other public agency within a year of LCP certification. When another agency agrees to assume this responsibility, redraw the boundaries of the sewer districts to correspond to the urban boundary and the boundary of rural residential areas.
- d. If it is impossible for the County Environmental Health Division or another agency to assume responsibility for monitoring septic tanks, maintain existing sewer district boundaries and divide districts into rural and urban zones. Accordingly,

- (1) Make the boundaries of the urban zone, where sanitary sewer connections are provided, correspond to the urban areas and rural residential areas, as shown on the LCP Land Use Map.
- (2) Restrict the activities in the rural zone to monitoring and inspecting septic tanks. Prohibit sanitary sewer connections in this rural zone.
- (3) Adjust the sewer district fees in the rural zone to reflect the lower level of service and minimize growth inducement.

2.23 Locating Sites for Sewage Treatment Plants

- a. Designate the existing site of the Montara Treatment Plant as Institutional on the LCP Land Use Map. Allow a sewage treatment plant or pumping station to be constructed there. If SAM or its member utility, the Montara Sanitary District, does not use this site for expanded or additional sewage treatment facilities, change the site's designation to general open space on the LCP Land Use Map.
- b. Reserve public pedestrian access on the seaward side of this Montara site and connect it to proposed trails at both ends consistent with the policies of the Shoreline Access Component.
- c. Designate a site, approximately two to three acres in size, north of California Avenue near Yale Avenue on the property of the Half Moon Bay Airport, as Institutional on the LCP Land Use Map. Allow a sewage treatment plant or pumping station to be constructed there subject to FAA approval. If Granada Sanitary District does not use this site for expanded or additional sewage treatment, change the site's designation to Transportation on the LCP Land Use Map.

2.24 Environmental Compatibility of Treatment Plants

- a. Require that utilities, prior to approval of construction or addition to treatment plants, submit a plan for successful mitigation of any potential impacts on the surrounding residential and recreational area and on resources, including habitats and air quality.
- b. Require that plants be designed and landscaped to be visually compatible with surrounding areas, particularly nearby residences or recreational areas.

MID-COAST WATER SUPPLY

The County will:

2.25 Phase I Capacity Limits

Require that Phase I capacity not exceed the water supply which: (1) serves the development which can be sewered by the Phase I 2.0 mgd adwf sewer capacity allocated for Mid-Coast areas within the urban boundary and (2) meets the documented needs of floriculturalists within the existing Coastside County Water District Service Area. Use recent data on

SEWAGE TREATMENT CAPACITY TO BE RESERVED FOR PRIORITY LAND USES¹
MONTARA SANITARY DISTRICT

ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES	PHASE I		BUILDOUT	
	Units	Gallons/Day	Units	Gallons/Day
<u>Coastal Act Priorities</u>				
Marine Related Industrial	---	---	---	---
Commercial Recreation	.56 acres	840	.82 acres	1,230
Public Recreation	282 persons	2,820	408 persons	4,080
<u>Local Coastal Plan Priorities</u>				
Specific Developments on Designated Sites Containing Affordable Housing	148	32,708	365	66,430
(1) North Moss Beach Site (11 acres)	168	37,128	244	44,498 to 63,499
(2) South Moss Beach Site (12.5 acres)				94,900
<hr/>				
Total Sewage Treatment Capacity for Priority Land Uses		36,368 49,788		71,740 49,718 to 68,759 100,210
<hr/>				
Percent of Total Sewage Treatment Capacity for Priority Land Uses		9.1% 19.2%		9.0 to 17.3% 8.6 to 11.6%
<hr/>				
Percent of Buildout Allowed by Phase		50 to 69%		100%
<hr/>				
Total Sewage Capacity		400,000		580,090 to 794,080

